Karen Johnson
Batch # 1342322
11/05/2025 03 30 05 PM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARR
2 pgs

20251105-0088324

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Campany-P25-0267

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Mary Campany
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2025.

(Affix Seal) Notary Public

My Commission Expires 7-2-29

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
George Campany and Mary Campany	New Owner	41-4-34
4045 Matilda Street		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Home Pros Cooperative LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **George Campany and Mary Campany, husband and wife**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 47 on the Plan of Dalemere Subdivision, Section-3, of record in Plat Book 3300, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 47 fronts 93.45 feet on the Easterly side of Matilda Street and extends back 314.40 Feet on the Northerly line and 260 feet on the Southerly line to a dead line, measuring 214.02 feet thereon.

Being the same property conveyed to Home Pros Cooperative, LLC, a Tennessee limited liability company by General Warranty Deed from Cedar Brook Properties Funding 3, LLC, a Delaware Limited Liability Company of record in Instrument No. 20251008-0080373 Register's Office for Davidson County, Tennessee, dated July 24, 2025 and recorded on October 08, 2025.

unimproved ☐
This is improved ☑ Property known as: **4045 Matilda Street, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 30 day of October, 25

Home Pros Cooperative LLC

BY _____, Manager
Sheri Hendel, Manager

STATE OF TN

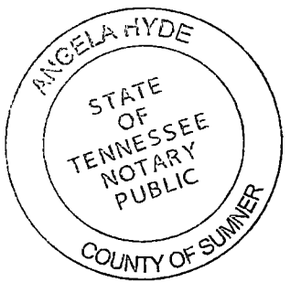
COUNTY OF Sumner

Personally appeard before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Sheri Hendel, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Home Pros Cooperative, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Sheri Hendel as Manager

Witness my/our hand(s) this 30 day of October, 2025

_____
Notary Public

My Commission Expires 10/24/28



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBR-25-4045